

Title-Rite Services, Inc.
File No. 9001
Tax ID #

This Deed, made this 18th day of September, 2002, by and between Sam Seller, party of the first part, Grantor; and Bob Buyer, party of the second part, Grantee.

- Witnesseth -

That for and in consideration of the sum of Three Hundred Thousand And 00/100 Dollars (\$300,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said Grantor does grant and convey to the said Bob Buyer, as sole owner, in fee simple, all that lot of ground situate in the County of Howard, State of Maryland and described as follows, that is to say:

Being known and designated as Lot Numbered One (1) in Block lettered "A" as shown on the Plat entitled "Section 1, Some Subdivision" recorded among the Land Records of Howard County, Maryland in Plat NO. 1234.

Being the same property conveyed from Susie Sold to Sam Seller by Deed dated 04/20/99 and recorded on 04/29/99 among the Land Records of Howard County, Maryland in Liber 23456, folio 789.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Bob Buyer, as sole owner, in fee simple.

And the said party of the first part hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property hereby granted; and that he will execute such further assurances of the same as may be requisite.

As Witness the hand and seal of said Grantor, the day and year first above written.

WITNESS:

_____ {Seal}
Sam Seller

STATE OF MARYLAND, COUNTY OF HOWARD, to wit:

I hereby certify that on this 18th day of September, 2002, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Sam Seller, the Grantor herein, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be his act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: _____

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Attorney

AFTER RECORDING, PLEASE RETURN TO:

**Title-Rite Services, Inc.
3024 Mitchellville Road
Bowie, Maryland 20716**